

First Reading: _____
Second Reading: _____

2016-053
Adamson Developers, LLC
c/o Bobby Joe Adamson
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 8062 AND 8074 OLD LEE HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone parts of properties located at 8062 and 8074 Old Lee Highway, more particularly described herein:

All those parts of two unplatted tracts of land which are currently zoned R-2 and being parts of the properties described in Deed Book 8764, Page 973 and Deed Book 10580, Page 228, ROHC. Being parts of Tax Map Nos. 140-011 and 011.10.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mem

2016-053 City of Chattanooga
April 11, 2016

RESOLUTION

WHEREAS, Adamson Developers, LLC/Bobby Joe Adamson petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning of parts of properties located at 8062 & 8074 Old Lee Highway from R-2 Residential Zone to R-3 Residential Zone.

All those parts of two unplatted tracts of land which are currently zoned R-2 and being parts of the properties described in Deed Book 8764, Page 973 and Deed Book 10580, Page 228, ROHC. Being parts of Tax Maps 140-011 and 011.10 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 11, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal would be an extension of an existing zone.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on April 11, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2016-053		Date Submitted: 2-19-2016	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)				
1 Applicant Request				
Zoning	From: R-2		To: R-3	
Total Acres in request area: 2.459 Acres				
2 Property Information				
Property Address:	8062 & 8074 Old Lee Highway			
Property Tax Map Number(s):	(Parts of) 140-011 & 011.10			
3 Proposed Development				
Reason for Request and/or Proposed Use:	Build Multi-family – 3 buildings & 1 Clubhouse			
4 Site Characteristics				
Current Zoning:	R-2			
Current Use:	Vacant			
Adjacent Uses:	Vacant, Residential & Multi-family			
5 Applicant Information				
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.				
Name: Adamson Developers LLC/Bobby Joe Adamson			Address: 8151 Leon Brenda Lane	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner		
City: Ooltewah	State: TN	Zip Code: 37363	Email: adamsondev@comcast.net	
Phone 1: 423-421-1556	Phone 2: 423-421-0967	Phone 3:	Fax:	
6 Property Owner Information (if not applicant)				
Name: Same			Phone:	
Address:				
Office Use Only:				
Planning District: 12		Neighborhood: CNAC, BEBC, FOEB, Ooltewah Jamestown		
Hamilton Co. Comm. District: 5		Chatt. Council District: 4		Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:		
Checklist				
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 2.459	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable	
Deed Book(s): 10580-228 & 8764-973				
Plat Book/Page: 47-82		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1	
<input checked="" type="checkbox"/> Filing Fee: 295.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 1007	
Planning Commission meeting date: 4-11-16		Application processed by: Pattie Dodd		

PLANNING COMMISSION CASE REPORT

Case Number: 2016-053

PC Meeting Date: 04-11-16

Applicant Request**Rezone from R-2 Residential Zone to R-3 Residential Zone**

Property Location:	8062 & 8074 Old Lee Highway
Property Owner:	Adamson Developers LLC/Bobby Joe Adamson
Applicant:	Adamson Developers LLC/Bobby Joe Adamson

Project Description

- Proposal: Develop 2.5-acre site with 84 apartment units with a clubhouse as part of the larger 24 acre apartment complex proposed on adjacent parcels.
- Proposed Access: Entrance on Old Lee Highway Road.
- Proposed Development Form: multi-story apartment buildings with club house set back from Old Lee Highway.
- Proposed Density: Approximately 34 dwelling units per acre within the 2.5-acre portion of the project being rezoned. The overall density for the entire 24 acres is proposed to be 17.6 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is located on the south side of Old Lee Highway Street approximately 250 feet west from the Lillie Lane and Old Lee Highway intersection.
- Current Access: Entrance on Old Lee Highway Road.
- Tennessee Department of Transportation Functional Classification: Old Lee Highway is designated an Urban Minor Arterial.
- Current Development form: There is a mixture of small lot single-family subdivision, large lot heavily vegetated single-family dwellings, and vacant lots.
- Current Land Uses: The properties to the north are vacant. The properties to the east and west are vacant or have single-family dwellings. The properties to the south are owned by the developer and part of the planned apartment complex being proposed in this case.
- Current Density: The area does not have a consistent density based on lots within 250' of the site ranging in sizes. Residential parcels range from 6.25 acres (0.16 dwelling units per acre) to 0.4 acres (2.5 dwelling units per acre).

Zoning History

- The site is currently zoned R-2 Residential Zone.
- The properties to the north are zoned R-2 Residential Zone and C-2 Convenience Commercial Zone. The properties to the east are zoned R-2 Residential Zone and R-3 Residential Zone. The properties to the south were rezoned R-3 Residential Zone in 2014 (Ordinance #12886). The property to the west is zoned R-2 Residential.
- The nearest R-3 Residential Zone (same as the request) is adjacent to the site on its southern property line and eastern property line.

Plans/Policies/Regulations

- The 2013 Plan (adopted by City Council Date) recommends Light Retail for this site. Light Retail is defined as offices or neighborhood retail.
- The R-3 Multi-family Residential District permits all types of residential uses.

Key Findings

- While the adopted Land Use Plan for the area recommends light retail for this site, the proposed multi-family residential development may be a compatible use at this site based on recently approved zoning changes abutting the site which fronts an Urban Minor Arterial.

PLANNING COMMISSION CASE REPORT

- The current proposal would be an extension of a proposed multi-family residential development which was approved in 2014 and would be consistent with the development form proposed for that project.
- While the proposed residential density is higher than the surrounding densities, it would be compatible with the adjacent multi-family residential density approved in 2014.
- The proposed structures raise concerns regarding location, lighting, or height to neighboring residential uses.
- The proposal would be an extension of an existing zone.

Staff Recommendation

Approve

2016-053



SUMMIT APARTMENTS

SITE AREA TO BE REZONED (R-3): 2.459 ACRES
 SITE AREA ADJOINING ZONED R-3: 22.021 ACRES
 TOTAL PROJECT SITE AREA: 24.48 ACRES
 UNITS ALLOWED: 403
 UNITS PROVIDED: 308
 DENSITY ALLOWED: 17.2 DU/AC
 DENSITY PROVIDED: 12.6 DU/AC

PROJECT AREA:

32 - 2 BR UNITS @ 1,304 S.F. 41,526 S.F.
 92 - 2 BR UNITS @ 1,029 S.F. 94,608 S.F.
 184 - 1 BR UNITS @ 750 S.F. 138,000 S.F.

308 UNITS
 CIRCULATION

278,434 S.F.
 18,136 S.F.

TOTAL GROSS:
 CLUB HOUSE:

296,566 S.F.
 5,000 S.F.

PROJECT PARKING:

PARKING REQUIRED:
 32 - 2 BR UNITS @ 1.25
 92 - 2 BR UNITS @ 1.75
 184 - 1 BR UNITS @ 1.25

56 CARS
 161 CARS
 230 CARS

PARKING PROVIDED:
 ON SITE
 IN GARAGES

447 CARS
 498 CARS
 37 CARS

TOTAL PARKING:

525 CARS



SCALE - 1"=100'



RECEIVED

FEB 19 2016

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

OWNERSHIP AND CONTACT:
CHARLES ADAMSON
421-421-0767
3151 LEON BRENDAN
DOLTERAH, TN 37363
ADAMSONDEVELOPMENT.COM/CAST

DAVIS N EVALYNE	JONES LUTHER	JONES OWEN
3847 ACS	3867 ACS	3867 ACS

An aerial photograph of a residential neighborhood. The image is oriented vertically. Several street names are printed in white capital letters over the dark, textured ground. From top to bottom, the labels are: 'C-2' (appearing twice, once on the left and once on the right), 'FREEDMAN' (centered), '308 ACS' (centered), 'GANDY' (centered), and '300' (centered). The background shows a dense pattern of streets and buildings, typical of an urban or suburban area.

WILZIE
ENDERSON 922 AGS
ENRYA JR
STINER
EXISTING R-2

CHANGING FOR
2,450 AC.
KENNETH SR.
1,176 AC.
R-1
DY WILZIE

LYNN ANNA
45 ACS

570'

MARIE
968 ACS

A-1

BEARD
LORES
06-ACS

WATERBURY
22.021 ACS
ADAMS
1.753

CHARLES R. AN T
6,992 ACS

ADAMS
DEVELOPERS LLC
89 JAMES
WINSTON

ADAMSON 834 ACS
DEVELOPERS LLC
REEDY STOPERS INC
ADAMSON 766 ACS
ADAMSON 627 ACS
ADAMSON 822 ACS

[illegible][illegible]

LEWIS
BROWN
FOOTE
616
1143

SUMMIT APARTMENTS MASTER

OLD LEE HIGHWAY, CHATTANOOGA, TENN.



HEFFERLIN + KRONENBERG ARCHITECTS ALC

SUMMIT APARTMENTS MASTER PLAN
OLD LEE HIGHWAY, CHATTANOOGA, TN

HK HERZLICH + KONIGSBERG ARCHITECTS PLLC
FEBRUARY 19, 2016

UK

STABILITY NO. 1062

6026 B-1034

REVIEWS

Division of Veterans' Affairs



2016-053 Rezoning from R-2 to R-3

PLANNING COMMISSION RECOMMENDATION FOR
CASE NO. 2016-053: Approve



326 ft



Chattanooga Hamilton County Regional Planning Agency



NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2016-049 Sonja Y. Benning. 109 Workman Road, from M-1 Manufacturing Zone to R-1 Residential Zone.

2016-051 Duane Carleo and Mark Neal. 24 East 14th Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2016-052 David J. Kluttz. 5277 Wilbanks Road, from C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2016-053 Adamson Developers. 8062 and 8074 Old Lee Highway, from R-2 Residential Zone to R-3 Residential Zone.

2016-054 Chambliss Center for Children. 402 and 406 Gillespie Road, from R-1 Residential Zone to R-2 Residential Zone.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2016-048 Sunnyside Properties, LLC. 4820 Oakland Avenue, from M-1 Manufacturing Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, recommending denial for the R-T/Z Residential Townhouse Zero Lot Line and approved for R-1 Residential Zone, subject to one single-family residential dwelling only.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that Condition No. 4 be lifted from Ordinance No. 12867 of Previous Case No. 2014-094 on property located at 7408 Bonny Oaks Drive.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

- (a) **Amending Section 38-2, Definitions**, by adding definitions for Animal day care facility; Animal, domestic; Animal, small; Animal grooming service; Animal run; and Kennel.
- (b) **Amending Section 38-184, Uses permitted as special exceptions by the board of appeals**, by deleting subsection (7) in its entirety and substituting in lieu thereof.
- (c) **Amending Section 38-204, Uses permitted as special exceptions by the board of appeals**, by deleting subsection (7) in its entirety and substituting in lieu thereof.
- (d) **Amending Section 38-302, Uses permitted as special exceptions by the board of appeals**, by deleting subsection (6) in its entirety and substituting in lieu thereof.
- (e) **Amending Section 38-568, Powers, etc., of board; hearings**, by deleting subsection (12) in its entirety and substituting in lieu thereof.
- (f) **Amending Section 38-361(3), Areas included**, by deleting in its entirety and substituting in lieu thereof.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

May 10, 2016

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2016.

Nicole Gwyn
Clerk to the City Council